

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
GRAY, TERRY
451 PRIVATE ROAD A81, PLEASANTON, TX 78064

FHA 495-9744814-703

Firm File Number: 22-037666

FILED FOR RECORD

2022 MAR 30 AM 8:53

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 18, 2013, TERRY SCOTT GRAY AND AMIE SUNSHINE GRAY, as Grantor(s), executed a Deed of Trust conveying to MATTHEW HADDOCK, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR IMORTGAGE.COM, INC. in payment of a debt therein described. The Deed of Trust was filed in the real property records of ATASCOSA COUNTY, TX and is recorded under Clerk's File/Instrument Number 141638, to which reference is herein made for all purposes.

DIANE GONZALES
ATASCOSA COUNTY CLERK
BY: DEBILITY

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, June 7, 2022** between ten o'clock AM and four o'clock PM and beginning not earlier than 12:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of **Atascosa** county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Atascosa, State of Texas:

BEING 4.36 ACRES OF LAND BEING LOCATED IN THE BENJAMIN KELLOGG SURVEY NO. 1392, ABSTRACT NO. 516, ATASCOSA COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 189.398 ACRES AS DESCRIBED IN VOLUME 386, PAGE 520, DEED RECORDS OF ATASCOSA COUNTY, TEXAS AND FURTHER BEING A PORTION OF THAT CERTAIN 11.03 ACRES CONVEYED TO GLENN M. WENDLING AND BRENDA L. GONZALEZ; SAID 4.36 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING: AT A FOUND 1/2 INCH IRON ROD MARKING THE SOUTHWESTERLY CORNER OF THE 189.398 ACRES, SAME BEING THE SOUTHWESTERLY CORNER OF THE 11.03 ACRES;

THENCE: NORTH 16DEG 56' 53" EAST, ALONG THE WESTERLY LINE OF THE 11.03 ACRES, SAME BEING THE WESTERLY LINE OF THE 189.398 ACRES; A DISTANCE OF 519.12 FRET, TO A FENCE POST, FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE: NORTH 16DEG 56' 53" EAST, CONTINUING ALONG THE WESTERLY LINE OF THE 11.03 ACRES, SAME BEING THE WESTERLY LINE OF THE 189.389 ACRES, A DISTANCE OF 573.52 FEET, TO A FOUND 1/2 INCH IRON ROD FOR THE SOUTHWEST CORNER OF GUY R. SMITH TRACT AS DESCRIBED IN VOLUME 153, PAGE 375, REAL PROPERTY RECORDS;

THENCE; NORTH 89DEG 58' 26" EAST. ALONG THE NORTHERLY LINE OF TIC 11.03 ACRES, A DISTANCE OF 374.42 FEET, TO A FOUND "T" POST LOCATED IN THE EASTERLY LINE OF THE 11.03 ACRES, SAME BEING THE WESTERLY LINE OF A 30.00 FOOT WIDE INGRESS/EGRESS EASEMENT;

THENCE: SOUTH 01 DEG 16' 50" EAST, ALONG THE EASTERLY LINE OF THE 11.03 ACRES, SAME BEING THE WESTERLY LINE OF THE INGRESS/EGRESS EASEMENT, A DISTANCE OF 322.98 FEET, TO A FENCE POST;

THENCE: LEAVING THE EASTERLY LINE OF THE 11.03 ACRES SAME BEING THE WESTERLY LINE OF THE INGRESS/EGRESS EASEMENT AND ACROSS THE 11.03 ACRES AND ALONG AN EXISTING FENCE LINE, THE FOLLOWING COURSES:

NORTH 48DEG 46' 26" WEST, A DISTANCE OF 17.49 FEET, TO A FENCE POST;
SOUTH 80DEG 51' 49" WEST, A DISTANCE OF 205.90 FEET, TO A FENCE POST;
SOUTH 42DEG 45' 13" WEST, A DISTANCE OF 338.03 FEET, TO A FENCE POST;
NORTH 67DEG 05' 20" WEST, A DISTANCE OF 111.72 FEET, TO THE POINT OF BEGINNING AND CONTAINING 4.36 ACRES OF LAND, MORE OR LESS.

Property Address:

451 PRIVATE ROAD A81
PLEASANTON, TX 78064

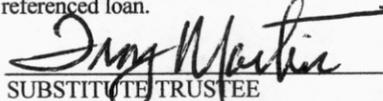
Mortgage Servicer:

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER

Mortgagee:

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD
COPPELL, TX 75019

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.



SUBSTITUTE TRUSTEE

Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin or Vicki Rodriguez, or Elizabeth Anderson

c/o Law Office of Gerald M. Shapiro, LLP

13105 Northwest Freeway, Suite 960

Houston, TX 77040

(713) 462-2565

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active military service to the sender of this notice immediately.